

**Tree Conservation Report - Boundary Tree Addendum
37 Wildpine Court, Stittsville, Ottawa, Ontario**

September 4, 2026

Final Report

Submitted to:

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Project Number: HEAFEY 989.5



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List of Acronyms and Abbreviations

CRZ – Critical Root Zone
DBH – Diameter at Breast Height
EIS – Environmental Impact Study
ELC – Ecological Land Classification
KAL – Kilgour & Associates Ltd.
MECP – Ministry of Environment, Conservation and Parks
MNRF – Ministry of Natural Resources and Forestry
SARA – Species at Risk Act
SCA – Species Conservation Act
SWM – Stormwater Management
TCR – Tree Conservation Report
UNA – Urban Natural Area



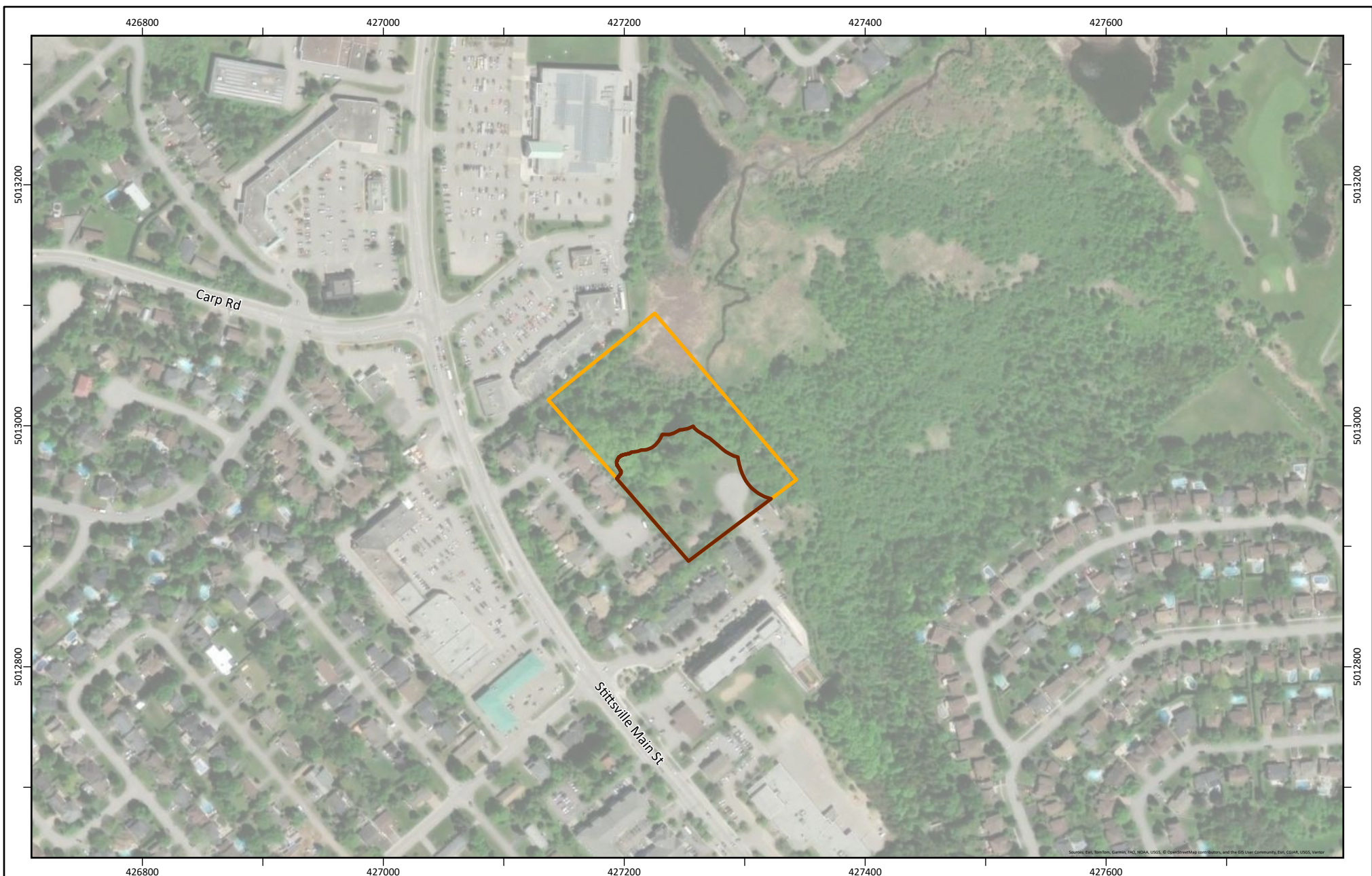
1.0 INTRODUCTION

This Tree Conservation Report (TCR) Addendum was prepared by Kilgour and Associates Ltd. (KAL) on behalf of Wildpine Trails Inc. in support of a development of the property at 37 Wildpine Court in Stittsville, Ottawa (the “Site”), per the request of the City of Ottawa. A prior TCR was prepared by KAL in 2023 and updated in 2026 (Kilgour & Associates Ltd., 2023) and a tree cut permit was issued in 2025. That TCR, however, did not address boundary trees or trees on adjacent land with potential to be directly or indirectly impacted by the proposed development. The City has requested this TCR Addendum to specifically address boundary trees.

Consistent with City of Ottawa guidance documents (City of Ottawa, 2020), a “tree” is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 4.5 m at physiological maturity. All trees of any size on City of Ottawa municipal lands are subject to the City of Ottawa *Tree Protection By-law* (City of Ottawa, 2020). All trees on private land with a diameter at breast height (DBH) of 10 cm or greater are also subject to the by-law. The critical root zone (CRZ) is calculated as DBH x 10 cm.

The removal of trees on the Site cannot occur until written approval of the TCR has been granted through a tree permit as per the City of Ottawa’s *Tree Protection By-law*. The approval of the TCR will come in the form of a letter (the tree permit) from the General Manager with conditions specific to the Site, tree retention, and associated tree protection and tree removal. The approved TCR is a requirement for the approval of the development applications listed above. A copy of the report must be available on the Site during tree removal, grading, construction, or any other site alteration activities, and for the duration of construction on the Site.





Legend

- Property Boundary
- Proposed Property Line

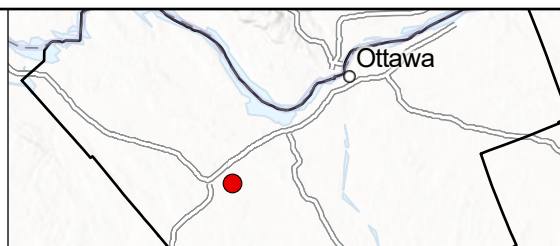
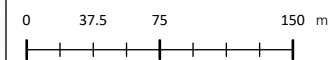


Figure 1. Site context



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2.0 PROPERTY INFORMATION

The Site is owned by Wildpine Trails Inc. The Site is approximately 2 ha and is located at 37 Wildpine Court, Stittsville, Ottawa, Ontario (Lat 45.266338°N and Long 75.926993°W; Figure 1). The Site is currently zoned as Neighbourhood Zone 4 (N4B) and Open Space Facility (FAC). At the time of writing this TCR Addendum, the Site is dominated by wooded areas, including those that form part of the Stittsville Wetland Complex (not a provincially significant wetland). It also contains open lawn space and a paved cul-de-sac. Portions of Poole Creek and the associated regulated floodplain of Poole Creek also occur on the Site.

The Site is bordered by:

- A shopping plaza, stormwater management pond, and the Stittsville Wetland Complex to the north;
- Poole Creek and the Stittsville Wetland Complex to the east;
- A residential community on Wildpine Court to the south; and
- A residential community on Ravenscroft Court to the west.

2.1 Property Owner/Applicant and arborist information

Table 1 Contact information for property owner/applicant and arborist

Organization	Role	Contact Person	Phone Number	Email Address
Wildpine Trails Inc.	Proponent	Raad Akrawi, Project Manager	613-415-9387	rakrawi@groupeheafey.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16 Ottawa, ON, K1G 4Z6	Arborist	Kesia Miyashita	613-367-5546	kmiyashita@kilgourassociates.com

2.2 Qualifications of Arborist

Kesia Miyashita (MSc, P.Biol.) Kesia is a biologist with 16 years of experience, including 13 years of experience in environmental consulting and extensive field experience in ecosystems in Ontario, Alberta, and British Columbia. During her career in environmental consulting, Kesia has completed environmental assessments for a variety of major infrastructure projects and urban developments. Her expertise is in vascular and non-vascular plant ecology, with experience in both terrestrial and wetland ecosystems; she has performed vegetation community inventories, tree surveys, rare plant surveys and invasive weed surveys in a variety of natural environments, including native forest, urban nature preserves, grasslands, and wetlands. She has undertaken surveys in industrial and construction sites and contributed to revegetation plans for site reclamation. Prior to joining Kilgour & Associates Ltd. in May 2021, Kesia was employed with the Canadian Wildlife Service, where she contributed to policies and guidance documents related to the interface between the *Species at Risk Act* and the *Impact Assessment Act* and developed a



strong understanding of key pieces of federal legislation. Kesia is a Professional Biologist with the Alberta Society of Professional Biologists and a Qualified Wetland Science Practitioner in the province of Alberta.

2.3 Additional Applications

Not Applicable.

3.0 EXISTING CONDITIONS

3.1 Tree Inventory, 2023

An inventory of trees on the Site was performed on November 24, 2023, following guidelines set forth by the City of Ottawa (2020). All trees with a DBH >10 cm having potential to be removed under the proposed development were identified, enumerated, mapped, their DBH measured, and their general health and condition documented. Trees within the forested area that will not be directly impacted by development were assessed for their general condition.

3.2 Boundary Tree Update, 2026

An inventory of boundary trees was completed on July 30, 2026, using a high-resolution Trimble Catalyst DA2 GNSS Receiver. Trees along the proposed development boundary were inventoried, as the adjacent forested lands that make up the rear portion of the Site will ultimately be handed over to the City. Trees with shared ownership (i.e., trees on the proposed development line) and trees located fully on adjacent lands with a critical root zone (CRZ) extending onto the Site were recorded. All boundary trees were identified to species, measured for DBH, and assessed for general health condition.

A total of nine boundary trees were identified, representing six species: three Bitternut Hickory (*Carya cordiformis*), two Manitoba Maple (*Acer negundo*), and one each of Ironwood (*Ostrya virginiana*), Basswood (*Tilia americana*), Eastern White Cedar (*Thuja occidentalis*), and Butternut (*Juglans cinerea*). These trees are shown on Figure 2 and additional detail provided in Appendix A.





Legend

- Property Boundary
- Proposed Property Line
- Critical Root Zone
- Trees
- Butternut

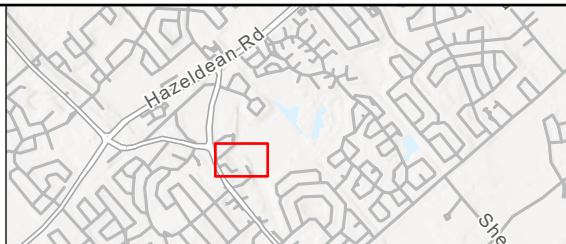
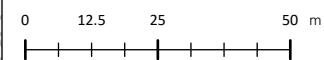


Figure 2. Boundary trees



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3.3 Ecological Significant of Trees on Site

Three Butternut trees (*Juglans cinerea*; listed as Endangered under the SCA and SARA) were identified on the Site in 2023. One Butternut was confirmed to be sufficiently near the proposed development line that its CRZ (as defined by MECP as 18 x the maximum potential DBH for this species of 91 cm) may be impacted by the proposed development. The Butternut was reassessed as part of the boundary tree survey and determined to be Category 2.

Ecologically significant trees were noted within the broader Site (Kilgour & Associates Ltd., 2024, 2026); however, no other ecologically significant trees were noted along the proposed development boundary.

Within the urban context of the Site, trees are likely to provide some function as a vegetated buffer between the proposed development area and Poole Creek and the Stittsville Wetland Complex. The forested areas also contribute to humidity regulation, carbon sequestration, pollutant removal, wind shielding, shading, reduction of urban heat island effects, and filtration of dust, noise, and light pollution (Urban Forest Innovations Inc. et al., 2017). They also provide fragmented habitat structure within the surrounding residential and agricultural landscape (Urban Forest Innovations Inc. et al., 2017). Trees on and adjacent to the Site are expected to provide habitat primarily for common bird and small mammal species in the Ottawa area, rather than for species of significance (i.e., species that are at risk, or provincially or federally significant (City of Ottawa, 2026).

3.4 Other Natural Environmental Elements

3.4.1 Surface Water Features

The Site includes a portion of the Stittsville Wetland Complex. The total wetland area on the Site is approximately 0.6 ha. According to prior Ecological Land Classification (ELC) exercise, the wetland comprises several types of wetland: meadow marsh (MASO1-4), cattail marsh (MAS3-1), deciduous thicket (tall shrub) swamp (SWT3-2), mixed swamp (SWM4-1), and deciduous swamp (SWD6) (Kilgour & Associates Ltd., 2026). The upland edge of the wetland on the Site contains a considerable amount of fill that extends approximately 15 m out from the wetland. This upland edge is degraded as indicated by the presence of rubble, trash, and non-native and/or invasive species (Kilgour & Associates Ltd., 2026).

The southeastern corner of the Site contains a small portion of the channel of Poole Creek and the eastern edge of the Site contains the floodplain associated with Poole Creek.

Mitigation measures to prevent impacts to these surface water features are provided in the Environmental Impact Study prepared for the project in 2020 and updated in 2026 (Kilgour & Associates Ltd., 2026).

3.4.2 Steep Slopes

No steep slopes occur on or near the Site.



3.4.3 Valued Woodlots

The Site does not contain any valued woodlots designated as Urban Natural Features or Natural Environment Areas, areas evaluated in the City of Ottawa Urban Natural Areas Environmental Evaluation Study (Muncaster Environmental Planning Inc. & Brunton Consulting Services, 2005), or other areas that meet the criteria used in the UNAEEs.

3.4.4 Significant Woodlands

No portion of the Site constitutes Significant Woodland per *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (City of Ottawa, 2022). No significant woodlands are located within 120 m of the Site.

3.4.5 Greenspace Linkages

The Site does not contain any greenspace linkages identified in the Greenspace Master Plan (City of Ottawa, 2023).

3.4.6 High-Quality Specimen Trees

The boundary trees comprised a mix of species (Manitoba Maple, Bitternut Hickory, Ironwood, Basswood, and Eastern White Cedar), ranging in size from 15 cm to 39 cm DBH. No notable trees were identified along the proposed development boundary.

3.4.7 Hazardous Trees

A formal risk assessment for hazardous trees (e.g., Tree Risk Assessment) was not completed for the Site.

3.4.8 Unique Ecological Feature

Unique ecological features are fully identified and characterized in the EIS (Kilgour & Associates Ltd., 2026). The Fresh – Moist Deciduous Bitternut Hickory Deciduous Forest (FODM9-5) on the Site meets the criteria for confirmed Significant Wildlife Habitat (SWH) for Special Concern and Rare Wildlife Species, due to an observation of Eastern Wood-pewee (status) by KAL biologists onsite in 2020. All treed communities onsite meet the criteria for candidate SWH for Bat Maternity Colonies due to suitable roosting trees and the detection of Big Brown Bats and Silver-haired Bats during acoustic bat monitoring onsite in 2020.

The Site does not contain other unique ecological features as may be identified in the Natural Heritage Information Centre (MNR, 2023), Ecological Land Classification (Lee, 2008; Lee et al., 1998), or other sources.

4.0 PROPOSED DEVELOPMENT

The proposed development is limited to the southern half of the Site and consists of a single four-storey apartment building with 94 units and a small parking area (15 spaces), and two semi-detached homes in the southwest corner of the Site.



The proposed development is anticipated to require tree clearing within the development limits, and a tree permit was previously issued from the City. The proposed development is also anticipated to directly or indirectly impact eight (8) boundary trees. Tree fate for existing boundary trees is shown on Figure 3 and detailed in Appendix A.

5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

To minimize impacts on trees situated on and adjacent to the Site, the following mitigation measures are recommended during site preparation and construction:

- A landscape plan must be designed to meet the requirements of the City Forester;
- Tree removal should be limited to that which is necessary to accommodate construction;
- Trees that occur on the property outside proposed development area should be retained to the extent possible;
- To minimize impacts to remaining trees during development:
 - Install fencing beyond the CRZ of retained trees. The fencing should be highly visible, such as orange construction fencing, and paired with erosion and sediment control fencing.
 - Signage should be placed every 5 m along tree protection fencing, indicating its purpose, and that it is not to be removed until site construction has been completed;
 - Pruning of branches is recommended in areas of potential conflict with construction equipment but must be completed by a certified arborist;
 - Do not place any material or equipment within the areas protected by the construction fencing;
 - Do not attach any signs, notices, or posters to any trees;
 - Do not raise or lower the existing grade within areas protected by the construction fencing without approval;
 - Do not extend any hard surface or significantly change landscaping within the CRZ of trees unless otherwise approved;
 - Do not damage the root system, trunk, or branches of any remaining trees;
 - Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy; and





Legend

- Property Boundary
- Proposed Property Line
- Landscaped Area (grass)
- SWM Pond
- Road

Tree Fate

- Retained - Impacted
- Retained - Not Impacted
- Critical Root Zone

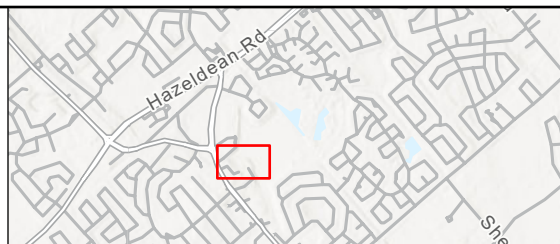
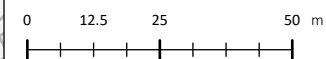


Figure 3. Proposed development and tree fate



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- Tree and vegetation clearing should not take place during sensitive times of the year for wildlife (breeding season; early spring throughout summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified biologist.
 - The *Migratory Bird Convention Act* (1994) protects the nests and young of migratory breeding birds in Canada. No clearing of vegetation shall occur during the breeding bird window (April 15 to August 15) to prevent impacts to birds. Combining the breeding bird window with the bat roosting season (March 15 to November 30; (MECP, personal communication, 2026)), no clearing of vegetation shall occur between March 15 and November 30 inclusive to prevent impacts to both birds and bats.

The Category 2 Butternut is situated outside the proposed development area; however, its CRZ (as defined by MECP as 18 x the maximum potential DBH for this species of 91 cm) extends into the proposed work area where stormwater infrastructure will be located. Upon confirmation of anticipated impacts from the Client, a registration under the SCA may be required.

5.2 Tree Planting Recommendations

Per Schedule B of the City of Ottawa Tree Protection By-Law (No. 2020-340; City of Ottawa, 2020)), compensatory tree planting should be at a 1:1 replacement ratio for private properties in the urban area over 1 ha in size. Replacement tree planting should be on the same property in the vicinity of the work area.

Within the development area, a total of 42 trees are scheduled to be removed; these include one American Elm, one Basswood, six Bitternut Hickory, 31 Eastern White Cedar, one Siberian Elm, one White Oak, and one White Spruce. A minimum of 42 trees are thus required to be planted in association with the development area, with specific planting details and locations to be prescribed by the site landscaping plan. Replacement trees of comparable species should be selected where feasible and appropriate; however, all species ultimately selected must be indigenous to the Ottawa area (i.e., Siberian Elm should not be replanted). Other species that may be considered for inclusion within the development area include:

Alternate-leaf Dogwood (*Cornus alternifolia*), American Beech (*Fagus grandifolia*), Balsam Poplar (*Populus balsamifera*), Black Cherry (*Prunus serotina*), Black Walnut (*Juglans nigra*), Bur Oak (*Quercus macrocarpa*), Chokecherry (*Prunus virginiana*), Pin Chery (*Prunus pensylvanica*), Red Maple (*Acer rubrum*), Red Oak (*Quercus rubra*), Serviceberries (*Amelanchier* spp.), Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), Tamarack (*Larix laricina*), Trembling Aspen (*Populus tremuloides*), White Birch (*Betula papyrifera*), Yellow Birch (*Betula alleghaniensis*), White Oak, White Pine (*Pinus strobus*), and White Spruce (*Picea glauca*).

To improve the overall canopy cover within the swamp north of the development zone, a further 42 trees should be planted, again, as prescribed by a landscape plan to be developed for the Site. In this area, species to be planted should be appropriate for moist soil conditions. Individuals to be planted should consist primarily of Red Maple and/or Silver Maple, but at least 12 trees should be other species, including a mix of Tamarack, Balsam Fir (*Abies balsamea*), and Bur Oak. Planted individuals are to be located in



areas of relatively open canopy but not within the CRZ of any Black Ash or Butternuts. Buckthorn observed to be growing near proposed tree planting locations within the swamp must be removed prior to planting new trees.

6.0 CLOSURE

This report was prepared for exclusive use by Wildpine Trails Inc. and may be distributed only by Wildpine Trails Inc. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.



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7.0 LITERATURE CITED

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Appendix A Tree Data



Tree ID	Species	Number of Stems	DBH (cm)	Trunk Health	Canopy Health	Decay Class	Evidence of EAB	Location	Tree Ownership	Tree fate
T 1	Manitoba Maple	6	15	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0460242,-75° 55.6798201'	City-owned	Retained – Not Impacted
T 2	Manitoba Maple	2	24	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0408279,-75° 55.6788404'	City-owned	Retained - Impacted
T 3	Bitternut Hickory	1	27	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0320243,-75° 55.6793283'	City-owned	Retained - Impacted
T 4	Ironwood	2	22	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0156629,-75° 55.6869208'	City-owned	Retained - Impacted
T 5	Bitternut Hickory	1	37	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0078560,-75° 55.6842092'	City-owned	Retained - Impacted
T 6	Basswood	1	25	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0125987,-75° 55.6660737'	City-owned	Retained - Impacted
T 7	Bitternut Hickory	1	39	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 16.0082058,-75° 55.6661188'	City-owned	Retained - Impacted
T 8	Eastern White Cedar	2	33	1-Good: tree displays less than 15% deficiency	1-Good: tree displays less than 15% deficiency	1: Healthy Live tree	No	45° 15.9980549,-75° 55.6707594'	City-owned	Retained - Impacted
T 9	Butternut	1	65	3-Poor: tree displays greater than 40% deficiency	2-Fair: tree displays 15-40% deficiency	2: Declining live tree, part of canopy lost	No	45° 16.0460242,-75° 55.6798201'	City-owned	Retained - Impacted